

AGENDA
GROTON ZONING COMMISSION
MAY 7, 2014 - 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC HEARING

1. Zoning Map Amendment #ZCH 14-01, 707–817 River Road and parcels east of River Road designated as 0 River Road, PIN #'s 261907581996, 261907592016, 261907591293, 261907592437, 261907590489, 261907590662, 261906499628, 261906498851, 261907583839, 261907583977, 261907594017, 261907594201, 261907593466, 261907593612, 261907592761, 261907591759, and 261907590849, RU-80 Zone. Proposal is to change the zoning district of 17 lots on River Road from RU-80 Zone to RU-40 Zone. Review is per Section 8.2 of the Zoning Regulations. (Richard Dixon, Applicant)*

III. APPROVAL OF THE MINUTES OF Meeting of April 2, 2014*

IV. CONSIDERATION OF PUBLIC HEARING

1. Zoning Map Amendment #ZCH 14-01, 707–817 River Road and parcels east of River Road designated as 0 River Road (Richard Dixon, Applicant)

V. PUBLIC COMMUNICATIONS

VI. OLD BUSINESS

1. Discussion of Revisions to Zoning Regulations; including Buildable Land Definition, Table of Permitted Uses, Animals in Residential Districts, and Special Permits*
2. POCD Update Report
3. Land Use Regulation Update Project

VII. NEW BUSINESS

1. Report of Commission
2. Receipt of New Applications
 - a. Special Permit #342, 27-29 West Main Street (CAM), Proposal is for a new standard restaurant and bar, (Fedus Engineering, LLC, Applicant)

VIII. REPORT OF CHAIRPERSON

1. Report on December 10, 2013 meeting with Town Council**

IX. REPORT OF STAFF

X. ADJOURNMENT

Next Regular Meeting: June 4, 2014

*Enclosed

**Previously enclosed